012.0	0004	0002.A	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	744,400	/	744,400
USE VALUE:	744,400	/	744,400
ASSESSED:	744,400	/	744,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEAVER PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	215 LEXINGTON ST
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	BOUCHER HAROLD F/ TRUSTEE -
Owner 2:	BOUCHER FAMILY TRUST -
Street 1:	19 BAILEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains 8,456 Sq. Ft. of land mainly classified as Dev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	8456.000			744,400	744,400
Total Card	0.194			744,400	744,400
Total Parcel	0.194			744,400	744,400

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 421618
GIS Ref:
GIS Ref:
Insp Date:

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!16648!

PRINT

Date	Time
12/11/20	06:13:31

LAST REV

Date	Time
12/03/20	11:27:31
danam	

PAT ACCT. 16648

USER DEFINED

Prior Id # 1:	9699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUCHER HAROLD	75165-70	1	7/20/2020		652,000	No	No		
BOUCHER CLIFFOR	31315-438		4/18/2000	Convenience	1	No	No		Plan #215 of 2019 sub-division sold land with

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1306	Heat App	29,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Permit Visit	DGM	D Mann
9/9/2020	SQ Mailed	JO	Jenny O

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	Dev. Land		8456		Sq. Ft.	Site		0	85.	1.04	2			Water F	30					744,418						744,400	

Total AC/HA: 0.19412 | Total SF/SM: 8456 | Parcel LUC: 130 | Dev. Land | Prime NB Desc: KEL/MANOR | Total: 744,418 | Spl Credit | Total: 744,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SKETCH

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:										# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc